

# \$334,900 - 107 Yew Street Unit# 311, Kamloops

MLS® #10362817

**\$334,900**

1 Bedroom, 1.00 Bathroom, 582 sqft

Single Family on 1.00 Acres

The Colours, Kamloops, British Columbia

Welcome to The Colours at Spirit Square, where Unit 311 stands out as a meticulously maintained one-owner residence that is now available for its next occupant. This bright and spacious one-bedroom plus den home offers a layout designed with both comfort and efficiency in mind. The main living area flows naturally into the kitchen and dining space, creating a welcoming atmosphere that is perfect for both everyday living and entertaining. The kitchen features stainless steel Whirlpool appliances, modern cabinetry, and custom backsplash accents, while the living room is enhanced with laminate flooring and tasteful feature wall touches that bring added warmth and style. The bedroom provides a quiet retreat, while the well-proportioned den offers excellent flexibility as a home office, hobby area, or guest space. Additional highlights include in-suite laundry and a well-planned floor design that makes the home feel larger than its square footage suggests. Residents of The Colours enjoy access to a private fitness center, secure bike storage, and dedicated parking. The location is ideal, set just off the lively Tranquille corridor with its variety of restaurants, coffee shops, services, and shopping, as well as McDonald Park only a block away. With pets and rentals permitted, this home is appealing to both homeowners and investors seeking a reliable opportunity. Move-in ready and carefully cared for, Unit 311 delivers exceptional value in a vibrant, convenient neighborhood. (id:6289)



Built in 2021

## Essential Information

Listing #	10362817
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Square Footage	582
Acres	1.00
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Other

## Community Information

Address	107 Yew Street Unit# 311
Subdivision	The Colours
City	Kamloops
Province	British Columbia
Postal Code	V2B4A1

## Amenities

Parking Spaces	1
Parking	Stall

## Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	1

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Royal LePage Westwin Realty
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